

DEVELOPMENT SERVICES DEPARTMENT

PROJECT STATUS REPORT

May 1, 2015

DISCRETIONARY APPLICATIONS ON FILE

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
CHANGED PLANS				
CP 4-15-4793	AL	Admin	<i>Request:</i> To allow exterior modifications consisting of three additional parking stalls and a roll-up door to an existing retail space within the Lake Forest Marketplace shopping center <i>Location:</i> 23815 El Toro Road <i>Applicant:</i> Daniel Choi	Submitted April 27, 2015.
CP 3-15-4773	JM	Admin	<i>Request:</i> Revision to SDP 2-13-3115 for the "Brookland" attached condominium development to move patio walls to provide larger patios and swapping the approved color palette on two buildings (20 and 21) <i>Location:</i> Shea Baker Ranch Tract 17527 – Planning Area 1C-South <i>Applicant:</i> Gina Gordon, Shea Homes LP	Submitted March 30, 2015. Approved April 27, 2015. Appeal Period ends May 12.

GA – Gayle Ackerman, Director
 CT – Carrie Tai, Senior Planner
 RS – Ron Santos, Senior Planner

JM – Jennifer Mansur, Associate Planner
 AL – Amanda Lauffer, Assistant Planner

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 4-15-4783	RS	Admin	<i>Request:</i> Establish a Model Home Complex with 4-homes and a parking lot for the approved "Peake" project, consisting of 102 single-family homes <i>Location:</i> East of the Alton Parkway/ Monarch street intersection in Planning Area 1L of the Shea/ Baker Ranch development <i>Applicant:</i> Gina Gordon, Shea Homes	Submitted April 13, 2015.
SDP 03-15-4763	RS	Admin	<i>Request:</i> To allow installation of a wireless communications facility (consisting of antennas) on a replacement light standard in the public right-of-way; includes a meter pedestal in the public right-of-way. <i>Location:</i> 21276 El Toro Road <i>Applicant:</i> Delta Groups for Verizon Wireless	Submitted March 19, 2015. Deemed incomplete April 9, 2015. Resubmitted April 16, 2015.
SDP 3-15-4762	RS	Planning Commission	<i>Request:</i> Establish a 12,382 square-foot youth baseball training facility; addition of two parking stalls; Add 2,300 square-foot mezzanine <i>Location:</i> 27151 Burbank <i>Applicant:</i> Steve McKinlay, God's Sports Company	Submitted March 18, 2015. Deemed incomplete April 8, 2015.
SDP 3-15-4750 See also TTM 3-15-4749 (TTM 17539)	JM	Planning Commission	<i>Request:</i> 106 detached homes in a six-pack arrangement. <i>Location:</i> Shea Baker Ranch Tract 17539 – Planning Area 1K <i>Applicant:</i> Brooke Doi, Shea Homes	Submitted March 10, 2015. Screencheck letter sent April 9, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 3-15-4752 See also TTM 3-15-4751 (TTM 17541)	JM	Planning Commission	<i>Request:</i> 87 detached units – alley loaded. <i>Location:</i> Shea Baker Ranch Tract 17541 – Planning Area 1H <i>Applicant:</i> Brooke Doi, Shea Homes	Submitted March 10, 2015. Screencheck letter sent April 2, 2015.
SDP 3-15-4748 See also TPM 3- 15-4747 (TPM 2014-153)	CT	Planning Commission	<i>Request:</i> Development of 2 commercial buildings on the Baker Ranch Commercial site <i>Location:</i> Northeast corner of Alton Parkway and Rancho Parkway South <i>Applicant:</i> Rich Boureston, The Boureston Companies	Submitted March 9, 2015. Screencheck letter sent April 8, 2015.
SDP 03-15-4745	CT	City Council	<i>Request:</i> Amended Reclamation Plan for El Toro Materials Mine <i>Location:</i> 28201 Rancho Parkway <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	Planning Commission recommended approval on March 26, 2015. Scheduled for May 5, 2015 City Council meeting.
SDP 02-15-4736	RS	Planning Commission	<i>Request:</i> Establish a 33,138 square-foot youth sports club in existing building <i>Location:</i> 74 Icon <i>Applicant:</i> Joaquin Acosta, A4 Volleyball Club	Submitted February 17, 2015. Deemed incomplete / status letter sent March 4, 2015. Planning Commission approved April 23, 2015. Appeal Period ends May 12.
SDP 01-15-4700	CT	Planning Commission	<i>Request:</i> To construct 81 homes on 24 acres (Portola Northwest) <i>Location:</i> Portola Northwest / Northwest corner of Glenn Ranch Road / Saddleback Ranch Road <i>Applicant:</i> Scott Molloy, Baldwin & Sons.	Submitted January 7, 2015. Screencheck letter sent February 7, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 01-15-4701 (processed concurrently with SDP 01-15- 4700)	CT	Planning Commission	<i>Request:</i> To construct a model home complex for a future tract containing 81 homes on 24 acres (Portola Northwest) <i>Location:</i> Portola Northwest / Northwest corner of Glenn Ranch Road / Saddleback Ranch Road <i>Applicant:</i> Scott Molloy, Baldwin & Sons.	Submitted January 7, 2015. Screencheck letter sent February 7, 2015.
SDP 12-14-4695	RS	Admin	<i>Request:</i> Establish a new, unmanned, façade- mounted wireless telecommunication facility on existing Commercial building. <i>Location:</i> 22942 Ridge Route Drive <i>Applicant:</i> Erum Ahmed, DBA Verizon Wireless	Submitted 12/23/14. Screencheck Letter sent January 21, 2015.
SDP 12-14-4694	RS	Admin	<i>Request:</i> Establish a hydrogen fuel cell dispensing facility at an existing service station. <i>Location:</i> 20731 Lake Forest Drive <i>Applicant:</i> Danielle Cota, FirstElement Fuel c/o Black & Veatch	Submitted 12/23/14. Deemed incomplete / Screencheck letter sent January 23, 2015. Resubmitted April 13, 2015.
SDP 12-14-4679	JM	PC	<i>Request:</i> Establish a 9,300 sq. ft. dance training center (moving from existing location at 16439 Rancho Parkway South, Suite 175) <i>Location:</i> 28 Rancho Circle <i>Applicant:</i> Heather Van Hulle, Xtreme Dance	Submitted 12/11/14. Deemed incomplete / Screencheck letter sent January 9, 2015. Planning Commission approved on March 12, 2015. Appealed March 30, 2015. Letter received April 14, 2015 indicating that applicant will not pursue the project.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 9-14-4596	RS	PC/CC	<i>Request:</i> 52 unit single-family residential development on 5.75 acres <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. Resubmitted 11-5-2014 and 11-14-2014. See also GPA 9-14-4593, ZC 9-14-4594, TTM 17810. Deemed incomplete 12/11/14. Resubmitted March 5, 2015. Deemed incomplete April 13, 2015. Reviewing technical studies.
SDP 6-12-2697	JM	Staff	<i>Request:</i> Request to legalize additions to Avila's El Ranchito Restaurant <i>Location:</i> 24406 Muirlands Blvd. <i>Applicant:</i> Sal Avila	Submitted 6/28/12. Screencheck sent 7/26/12. Resubmitted 10/22/13. Screencheck sent 11/20/13. Met with applicant on February 26, 2015. Resubmitted April 13, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
USE PERMITS				
UP 4-15-4795	RS	PC	<i>Request:</i> To allow an outdoor smoking area (hookah) in an existing outdoor patio area <i>Location:</i> 23611 El Toro Road <i>Applicant:</i> Shahram Ziba, Angel's Farm	Submitted April 28, 2015
UP 7-13-3463	BF	PC	<i>Request:</i> Attended recycling center at Heritage Hill shopping center. <i>Location:</i> 21751 Lake Forest Drive <i>Applicant:</i> Roy Hasson, Permit Advisors	Submitted 7/12/13. Screencheck sent 8/12/13. Resubmitted 10/17/14. Screencheck sent 11/4/14. Zoning Code Amendment is required prior to processing request. (See ZC 12-14-4673). Applicant notified February 9, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
TENTATIVE MAPS				
TTM 3-15-4749 (TTM 17539) See also SDP 3-15-4750	JM	Planning Commission	<i>Request:</i> Subdivision of 13.9 acres to allow for 106 detached homes in a six-pack arrangement. <i>Location:</i> Shea Baker Ranch Tract 17539 – Planning Area 1K <i>Applicant:</i> Brooke Doi, Shea Homes	Submitted March 10, 2015. Screencheck letter sent April 9, 2015.
TTM 3-15-4751 (TTM 17541) See also SDP 3-15-4752	JM	Planning Commission	<i>Request:</i> Subdivision of 9.85 acres to allow for 87 detached units – alley loaded. <i>Location:</i> Shea Baker Ranch Tract 17541 – Planning Area 1H <i>Applicant:</i> Brooke Doi, Shea Homes	Submitted March 10, 2015. Screencheck letter sent April 2, 2015.
TPM 3-15-4747 (TPM 2014-153) See Also SDP 3-15-4748	CT	Planning Commission	<i>Request:</i> Amend approved TPM 2014-153 in conjunction with proposed Site Development Permit <i>Location:</i> Northeast corner of Alton Parkway and Rancho Parkway South <i>Applicant:</i> Rich Boureston, The Boureston Companies	Submitted March 9, 2015. Screencheck letter sent April 8, 2015.
TPM 2014-184 (a.k.a. TPM 12-14-4696)	CT	PC	<i>Request:</i> Subdivision of 100-acre property owned by Southern California Edison to create three lots for the purposes of mitigation for Portola Center <i>Location:</i> South of Glenn Ranch Road, east of Definition and Icon, north of SR 241, west of Portola Center parcel <i>Applicant:</i> Stephen Haase, Baldwin & Sons	Submitted 12/28/14. Under interdepartmental review. Screencheck letter sent January 27, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
TENTATIVE MAPS				
TTM 17810	RS	PC/CC	<i>Request:</i> Subdivision of 5.75 acre site for development of 52 single-family homes. <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. Resubmitted 11/5/2014 and 11/14/2-14. See also GPA 9-14-4593, ZC 9-14-4594, SDP 9-14-4596. Deemed incomplete 12/11/14. Resubmitted March 5, 2015. Deemed incomplete April 13, 2015. Reviewing technical studies.
TTM 17331	CT	PC/CC	<i>Request:</i> Amendment to approved Tentative Tract Map 17331 to reconfigure parcel 13 and adjust grading quantities <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted 12/4/13. See also AP 12-13-3733. Screencheck sent 1/16/14. Project on hold pending review of Standard Individual Permit by the Army Corps of Engineers.
TTM 17707	CT	PC/CC	<i>Request:</i> Subdivision of approximately 30 acres for single family and multi-family residential development. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties.	Submitted 12/16/13. See also GPA 12-13-3705 and ZC 12-13-3706. Screencheck sent 1/16/14. Resubmitted 3/3/14. Planning Commission workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Planning Commission recommended approval on March 26, 2015. Scheduled for May 5, 2015 City Council meeting.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
AREA PLANS				
AP 12-13-3733	CT	PC/CC	<i>Request:</i> Amendment to approved Serrano Summit Area Plan to reconfigure Planning Area 13 and adjust grading quantities <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted 12/4/13. See also TTM 17331. Screencheck sent 1/16/14. Project on hold pending review of Standard Individual Permit by the Army Corps of Engineers.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
GENERAL PLAN AMENDMENTS				
GPA 9-14-4593	RS	PC/CC	<i>Request:</i> Change 5.75 acre site from Light Industrial to Low-Medium Density Residential <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. Resubmitted 11/5/2014 and 11/14/2014. See also ZC 9-14-4594, TTM 17810, SDP 9-14-4596. Deemed incomplete 12/11/14. Resubmitted March 5, 2015. Deemed incomplete April 13, 2015. Reviewing technical studies.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
GENERAL PLAN AMENDMENTS				
GPA 12-13-3705	CT	PC/CC	<i>Request:</i> Amend General Plan Land Use designation to allow residential development on a property currently designated for Commercial Uses. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	See also ZC 12-13-3706. See also TTM 17707, ZC 12-13-3706. Submitted 12/2/13. Screencheck sent 1/2/14. Planning Commission Workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Planning Commission recommended approval on March 26, 2015. Scheduled for May 5, 2015 City Council meeting.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
ZONE CHANGES				
ZC 12-14-4688	RS	PC/CC	<i>Request:</i> City-initiated Zone Change to update the City's wireless ordinance <i>Location:</i> Citywide <i>Applicant:</i> City-Initiated	Initiated 6/18/2014 from direction on 6/17/2014 City Council meeting. Planning Commission workshops held on July 10, 2014, August 28, 2014, and October 9, 2014. Workshop with wireless carriers held on July 25, 2014. Ordinance preparation in process, in coordination with the City Attorney's office. Note: New FCC regulations scheduled to take effect in April 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
ZONE CHANGES				
ZC 12-14-4673	JM	PC/CC	<p><i>Request:</i> Various minor refinements and clarifications to the City's Zoning Ordinance, including 1) Amend Land Use Matrix to reflect both commercial and industrial uses allowed within the Lake Forest Planned Community, in accordance with the General Plan Designation of Business Park; 2) addition of farm worker housing definition and regulations; 3) clarify the different types of recycling facilities; and 4) and correction of erroneous references.</p> <p><i>Location:</i> Citywide</p> <p><i>Applicant:</i> City-Initiated</p>	Initiated December 1, 2014. Planning Commission recommended approval April 23, 2015. Tentatively scheduled for City Council meeting June 2, 2015.
ZC 9-14-4594	RS	PC/CC	<p><i>Request:</i> Rezone 5.75 acre site from Pacific Commercentre P.C. – High Technology to residential (designation to be determined)</p> <p><i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre)</p> <p><i>Applicant:</i> Jeremy Krout for Meritage Homes</p>	<p>Submitted 9/8/14. Screencheck sent 10/7/14. Resubmitted on 11/5/2014 and 11/14/2014.</p> <p>See also GPA 9-14-4593, TTM 17810, SDP 9-14-4596. Deemed incomplete on 12/11/14. Resubmitted March 5, 2015. Deemed incomplete April 13, 2015. Reviewing technical studies.</p>

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
ZONE CHANGES				
ZC 12-13-3706	CT	PC/CC	<i>Request:</i> Amend Zoning designation to allow residential development on a property designated for Urban Activity Uses in the Baker Ranch Planned Community. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	See also GPA 12-13-3705. See also TTM 17707, GPA 12-13-3705. Submitted 12/2/13. Screencheck sent 1/2/14. Planning Commission workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Planning Commission recommended approval on March 26, 2015. Scheduled for May 5, 2015 City Council meeting.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
OTHER				
GPC 4-15-4794	CT	PC	<i>Request:</i> General Plan Conformance Determination for the City's Fiscal Year 2015-2017 Capital Improvements Project list <i>Location:</i> Various locations in City <i>Applicant:</i> City of Lake Forest	Scheduled for Planning Commission May 14, 2015.
PCN 01-15-4715	GA	Staff / PC	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 24882 Ridge Route (Muirlands Beer and Wine) <i>Applicant:</i> Majid Jannatipour	Submitted January 26, 2015. Screencheck sent February 18, 2015. Resubmitted March 9, 2015. Denied March 26, 2015. Appealed to Planning Commission April 2, 2015. Scheduled for May 14, 2015 Planning Commission.